

# 369  
1 BILL NO. Z-88-10-08

2 ZONING MAP ORDINANCE NO. Z-

21-88

3 AN ORDINANCE amending the City of  
4 Fort Wayne Zoning Map No. M-34.

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is  
8 hereby designated a B-2-D (Regional Shopping Center)  
9 District under the terms of Chapter 33 of the Code of the  
10 City of Fort Wayne, Indiana of 1974:

11 A part of the Northeast Quarter of Section 23, Township  
12 31 North, Range 12 East, Allen County, Indiana, more  
particularly described as follows:

13 Commencing at the northeast corner of Section 23,  
14 Township 31 North, Range 12 East, Allen County,  
15 Indiana; thence WEST along the north line of said  
16 Northeast Quarter of said Section, a distance of 100.00  
17 feet; thence South 00 degrees, 19 minutes, 40 seconds  
18 East, a distance of 967.8 feet along a line parallel to  
19 the east line of said Quarter Section, to the Point of  
20 Beginning; thence EAST a distance of 25.0 feet to a  
21 point on the West right-of-way line of Coldwater Road;  
22 thence South 00 degrees, 19 minutes, 40 seconds East, a  
23 distance of 1,047.22 feet along said West right-of-way  
24 line, to a point on the north right-of-way line of  
25 Essex Lane; thence North 89 degrees, 56 minutes, 24  
26 seconds West, a distance of 1,903.34 feet (1,878.7 feet  
deed), along said north right-of-way line; thence North  
00 degrees, 26 minutes, 28 seconds West, a distance of  
1,986.06 feet (1,971.1 feet deed), to a point on the  
south right-of-way line of Washington Center Road;  
thence EAST a distance of 1,282.21 feet (1,282.92 feet  
deed), along said south right-of-way line; thence South  
00 degrees, 08 minutes, 00 seconds East, a distance of  
579.0 feet; thence EAST a distance of 301.97 feet;  
thence South 00 degrees, 19 minutes, 40 seconds East, a  
distance of 343.8 feet; thence East a distance of 300.0  
feet to the Point of Beginning; containing 75.23 acres,  
more or less, and subject to rights-of-way and  
easements of record.

27 and the symbols of the City of Fort Wayne Zoning Map No. M-  
28 34, as established by Section 11 of Chapter 33 of the Code  
29 of the City of Fort Wayne, Indiana are hereby changed  
30 accordingly.

31 SECTION 2. That this Ordinance shall be in full force  
32 and effect from and after its passage and approval by the  
Mayor.

# 369

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Janet G. Bradbury  
Councilmember

APPROVED AS TO FORM AND LEGALITY:

J. Timothy McCaulay  
J. TIMOTHY MCCAULAY, CITY ATTORNEY



Read the first time in full and on motion by Bradbury, seconded by Delaney, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 10-11-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Star, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	<u>6</u>	<u>2</u>	_____	<u>1</u>	_____
BRADBURY	_____	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____	_____
HENRY	_____	<u>✓</u>	_____	_____	_____
LONG	_____	_____	_____	<u>✓</u>	_____
REDD	<u>✓</u>	_____	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 12-27-88

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 2-21-88 on the 27th day of December, 1988,

ATTEST:

SEAL

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Thomas E. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 28th day of December, 1988, at the hour of 11:00 o'clock 7 .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of January, 1989, at the hour of 2:00 o'clock 9 .M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

RECEIPT

No 2816

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND.,

9-15-88

19

RECEIVED FROM

Baker & Daniels Shoff \$ 300.00

THE SUM OF

three hundred + 00/100 DOLLARS

ON ACCOUNT OF

reporting + development plan

"Coldwater" primary

Crossing" Pass

AUTHORIZED SIGNATURE



# PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. \_\_\_\_\_

DATE FILED

THIS IS TO BE FILED IN DUPLICATE

INTENDED USE

I/we Martin F. Rodenbeck; Lincoln National Bank and Trust Company of Fort Wayne,  
Trustee, under the Will of Marie Rodenbeck, by Joann Valentine, Vice President  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/an RA District to a/an B-2D District the property described as follows:

See Exhibit "A" attached hereto for the legal description of the real estate. See Exhibit "B" attached hereto for a traffic study prepared by Midwest Consulting Engineers, Inc. See Exhibit "C" attached hereto for development site plan. See Exhibit "D" attached hereto for a description of the expected trade area and population as well as a description of the projected effect upon the trade area and the community.

(Legal Description) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/we are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

Martin F. Rodenbeck	5331 Coldwater Road
	Fort Wayne, Indiana 46825
Lincoln National Bank and Trust Company of Fort Wayne, Trustee, under the Will of Marie Rodenbeck, by Joann Valentine, Vice President	116 East Berry Street Fort Wayne, Indiana 46802
(Name)	(Address)

By JoAnne Valentine  
JoAnne Valentine, Vice President

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_  
(OFFICE USE ONLY)

**NOTE FOLLOWING RULES**

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published, the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

<u>Robert T. Hoover</u>	<u>2400 Fort Wayne National Bank Bldg.</u>	<u>219/424-8000</u>
(Name)	(Address & Zip Code)	(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning, and (CITY PLAN COMMISSION / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/427-1140).

Applicants, property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

EXHIBIT "A"

A part of the Northeast Quarter of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the northeast corner of Section 23, Township 31 North, Range 12 East, Allen County, Indiana; thence WEST along the north line of said Northeast Quarter of said Section, a distance of 100.00 feet; thence South 00 degrees, 19 minutes, 40 seconds East, a distance of 967.8 feet along a line parallel to the east line of said Quarter Section, to the Point of Beginning; thence EAST a distance of 25.0 feet to a point on the west right-of-way line of Coldwater Road; thence South 00 degrees, 19 minutes, 40 seconds East, a distance of 1,047.22 feet along said west right-of-way line, to a point on the north right-of-way line of Essex Lane; thence North 89 degrees, 56 minutes, 24 seconds West, a distance of 1,903.34 feet (1,878.7 feet deed), along said north right-of-way line; thence North 00 degrees, 26 minutes, 28 seconds West, a distance of 1,968.06 feet (1,971.1 feet deed), to a point on the south right-of-way line of Washington Center Road; thence EAST a distance of 1,282.21 feet (1,282.92 feet deed), along said south right-of-way line; thence South 00 degrees, 08 minutes, 00 seconds East, a distance of 579.0 feet; thence EAST a distance of 301.97 feet; thence South 00 degrees, 19 minutes, 40 seconds East, a distance of 343.8 feet; thence EAST a distance of 300.0 feet to the Point of Beginning; containing 75.23 acres, more or less, and subject to rights-of-way and easements of record.



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on October 11, 1988 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-88-10-08; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on October 17, 1988 and November 21, 1988.

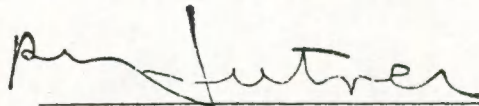
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

- (1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;
- (2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;
- (3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;
- (4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,
- (5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 28, 1988.

Certified and signed this  
29th day of November 1988.

  
\_\_\_\_\_  
Robert Hutner  
Secretary

#369

ORIGINAL

ORIGINAL

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P

SYNOPSIS OF ORDINANCE Southwest corner of Coldwater Road and Washington Center Road.

2-88-10-08

EFFECT OF PASSAGE Property is presently zoned RA - Suburban Residential District.

Property will become B-2-D - Regional Shopping Center District.

EFFECT OF NON-PASSAGE Property will remain RA - Suburban Residential District.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_

(ASSIGN TO COMMITTEE (J.N.) \_\_\_\_\_



**FACT SHEET**

Z-88-10-08

**Division of Community  
Development & Planning**

BILL NUMBER

**BRIEF TITLE**

Zoning Ordinance Amendment

**APPROVAL DEADLINE****REASON**

From RA to B2D

**DETAILS****Specific Location and/or Address**

The southwest corner of Coldwater and  
Washington Center Roads.

**Reason for Project**

Shopping Center Development

**Discussion (Including relationship to other Council actions)**

17 October 1988 - Public Hearing

See Minutes of Attached Meeting

21 November 1988 - Public Hearing

See Minutes of Attached Meeting

28 November 1988 - Business Meeting

Motion was made and seconded to return  
the ordinance to the Common Council  
with a DO PASS recommendation.

Of the seven (7) members present five (5)  
voted in favor of the motion, one (1)  
voted against, one (1) did not vote.

Motion carried.

NOTE: Plan Commission placed appropriate  
conditions on the primary development  
plan, & recommended an approval of the  
rezoning petition.

**POSITIONS****RECOMMENDATIONS****Sponsor**

City Plan Commission

**Area Affected**

City Wide

Other Areas

**Applicants/  
Proponents****Applicant(s)**

Trammell Crow Company  
City Department

Other

**Opponents****Groups or Individuals**

Nancy Kloha, 816 Ludwig Rd  
A.W. Fruchtenicht, attorney

**Basis of Opposition**

-would add to traffic con-  
gestion - would add to storm  
water runoff in area - devel-  
opment is not needed in area

**Staff  
Recommendation**

☒ For ☐ Against

Reason Against

**Board or  
Commission  
Recommendation****By**

☒ For ☐ Against  
☐ No Action Taken

☐ For with revisions to conditions  
(See Details column for conditions)

**CITY COUNCIL  
ACTIONS  
(For Council  
use only)**

☐ Pass ☐ Other  
☐ Pass (as  
amended) ☐ Hold  
☐ Council Sub. ☐ Do not pass

**DETAILS**

**POLICY/PROGRAM IMPACT**

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

(This space for further discussion)

**Project Start**

**Date** 16 September 1988

**Projected Completion or Occupancy**

**Date** 1 December 1988

**Fact Sheet Prepared by**

**Date** 1 December 1988

Patricia Biancaniello

**Reviewed by**

*Weth*

**Date**

*Dec 6, 1988*

**Reference or Case Number**



Public Hearing on a Zoning Map Amendment and a Primary Development Plan

- a. Bill No. Z-88-10-08 - Change of Zone #369  
From RB to B-2-D  
Approximately the southwest corner of Washington Center Road and Coldwater Road.
- b. Primary Development Plan for "Coldwater Crossing"

Robert Hoover, attorney for the petitioners and developers appeared before the Commission. Mr. Hoover discussed the need to continue the hearing until the November 21, 1988 public hearing in view of the staffs comments and recommendations, which they had only just received on Friday.

Motion was made by Yvonne Stam, seconded by Mark Gensic to continue the public hearing in November but to hold a public hearing that evening due to the number of citizens who had come for the meeting. Motion carried.

Mr. Hoover went on to discuss the proposal by reviewing the staff comments and giving a brief overview of the history of the site, the reasons for seeking a B-2-D, and their proposed improvements to roadways in the area. He further addressed the current traffic situation, and proposed improvements to that situation, which he felt he could not comment on if the project is downsized. He noted for the Commission that 71% of the proposed tenant space is already leased, that the project would create 1250 jobs and generate an estimated 15 million dollars for the economy. Mr. Hoover summarized by saying the site will be developed and that Trammel Crow is a nationally known developer and that the plan they are proposing is a good one including substantial off-site improvements and the generating of money into the local economy. He did however state that the access on Coldwater Road is an absolute, that it was in fact a "deal breaker". He also stated that downsizing the project as suggested by staff may cause major problems.

The following people spoke in opposition:

A.W. Fruechtenicht, attorney representing Tara Apartments - Gene Glick & Company presented the Commission with 240, more or less, signature petition expressing the concerns of the residents. Those included no access from Essex Lane, heavy mounding & landscape buffering, and the additional 10.3 acre site shown on the site plan for future development to be served by internal access only. He stated that if the Commission approved an access on Essex Lane that it should be relocated further east.

Keith Hedrick, 5432 Archwood Lane, representing Northcrest Addition & Northcrest Woods  
Paul Leman, 5421 Riviera Drive  
Ed Weigmann, 324 E Essex Lane, school crossing guard for Tara

Public Hearing on a Zoning Map Amendment and a Primary Development Plan Continued From the October Public Hearing

- a. Bill No. Z-88-10-08 - Change of Zone #369  
From RB to B-2-D  
Approximately the southwest corner of Washington Center Road and Coldwater Road.
- b. Primary Development Plan for "Coldwater Crossing"

Bob Hoover, attorney representing the petitioner and developer appeared before the Commission. Mr. Hoover stated that last month they requested a continuance in that the staff had filed a recommendation asking them to downsize the project to a B2C zoning and to alter the site plan accordingly. We indicated to you at that time that they did not think the economics of the project would work under such a plan, that they could not make the substantial off site improvements that the city feels is necessary and that they could not complete any other substantial investments under a plan that would include such downsizing. More importantly we indicated to you last month that they did not think such a move was necessary or was justified, that the land in question, the utilities, the traffic situation after completing all of the substantial improvements that were discussed and that the other amenities were all adequate to support the development as they had proposed. We were advised that the staff report at that time was based solely on concerns about handling the traffic in the vicinity of the project. During the past month our experts and consultants and the city's experts and consultants have worked very hard on a further analysis of the traffic system and the effect that our proposed development would have upon the system. Before we discuss these improvements in greater detail, I would like to bring you up to date on some of the other traffic issues involved. You will remember last month that I discussed that there were some traffic problems in the area that were caused largely because of the Interstate System. I indicated that the solutions to these problems were not with in our control or within the city's control, but rested with the efforts of the state. There are some further developments in this regard and I will give you the information with respect to that. On October 20th the News Sentinel published an article titled "State Funds To Untie I-69 Knot". We have confirmed the information set forth in that article with Mr. Wehrenberg and others with the Indiana Department of Highways and they have advised as follows: "The State has appropriated more than \$500,000 for work on the I-69-Coldwater Road interchange, this money is in the bond funding project. Indianapolis engineering firm has been hired and its preparing the reports with regard to design of those improvements." While we do not know exactly what those improvements are likely to be your staff advises us that most likely that will result in some relocation of the existing exit ramp and most likely the adding of an additional exit ramp so that there will be two lanes. The Indiana Department of Highways



Their studies indicated that Fort Wayne has approximately 10 Sq. Ft. of retail space per capita, versus 21 Sq. Ft. in Indianapolis and a 15 Sq. Ft. national average. Their proposed tenant line up will include 4 tenants from the Fortune 500, and they are roughly 70% leased for proposed space. The project should generate approximately 100 million dollars in retail sales and create between 1200 and 1500 new jobs.

Wil Smith questioned if the marketing analysis dealt with that specific area versus the entire city.

Mr. DeMatourko stated that they have determined that Fort Wayne is under retailled and where the major corridors are in Fort Wayne and where new retail would make sense to be developed. Mr. DeMatourko stated that they check to see where the two major malls are and which was the stronger of the malls and therefore is more desirable and has a greater trade route. The Glenbrook Mall is visited by approximately 2/3 of Fort Wayne on a monthly basis, the Southtown Mall gets approximately 1/3 of this business on a monthly basis. He stated that this area is a stronger trade area visited by more people and they would fit into the existing retail that is already there.

Greg Purcell, Executive Director of CD&P appeared before the Commission. He stated that some things have recently changed with regard to this project. One of them are the interchange improvements which are being proposed for the I-69 interchange. He stated that they are not quite as convinced as Mr. Hoover that this is going to happen in as timely a fashion as he has suggested. He stated that Walt Stout, Traffic Engineer, has looked at this project and basically he has stated to the staff that he does not see that the traffic situation in the immediate vicinity is something that is not going to meet standards that he lives with as a professional. So with in the immediate area he is saying that he is not going along with the original recommendation, which was to deny the project at the density level that it was proposed. He stated he felt there were some other questions with regard to, what Walt Stout refers to as the "upstream and the downstream" traffic issues. A particular one is the I-69 underpass. While that is on the drawing boards and the State does have a commitment to go forward with it, there is obviously going to be some cost. Another issue with regard to this project in the immediate vicinity is something that came up at the last hearing and that was the storm water problem in the area. The developer does propose to make something slightly over \$500,000 in capital improvements. These improvements are not to be taken lightly. He stated what they are going to be exploring Tax Increment Financing District for this particular project. He stated they want to "capture" that tax increment for that project and utilize those additional dollars to do some of these improvements, to pay for the city's share of the underpass widening at I-69, to pay for some additional drainage work and storm sewer work that they feel is necessary in that area. And to pay for some improvements which will be along Washington

Ed Weigmann, 324 E Essex Lane, school crossing guard for Tara  
Marilyn Minnick, 5421 Riviera Drive  
Fred Koverman, 5225 Stony Run Lane  
Margie Koverman, 5225 Stony Run Lane

The basis for the opposition was as follows:

- no need for further development of this type in area - area is already inundated with shopping centers and residents in area are surrounded by commercial uses and they questioned the market need
- it was stated that Coldwater Road already has a traffic count of 25,000 to 30,000 cars a day this would add to the already serious traffic problems on Coldwater as well as on Washington Center Road
- residents of Tara have only Essex Lane as access they do not want a business cut on to Essex
- flooding in area of Coldwater Road cuts off all traffic flow this would only create additional flooding
- safety of pedestrian traffic would be threaten more by additional development
- there was concern on the part of the residents that more development of this nature would devalue their properties to the extent that they would be unable to sell
- the sewer lines in the area would not be adequate for the additional output

Mr. Hoover in rebuttal stated that he felt that he could work with Tara and solve their problems. He stated the only thing they did not agree on was the request for a covenant. He stated he felt it was poor planning. He stated that private deed restrictions last forever. He stated that circumstances do change and might change at sometime in the future that further access would not be a detriment on Essex Lane. He stated that they do not want to or intend to create a safety problem in the area.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning and development plan.



BILL NO. Z-88-10-08

*Sold 12-27*

REPORT OF THE COMMITTEE ON PUBLIC RELATIONS

WE, YOUR COMMITTEE ON PUBLIC RELATIONS TO WHOM WAS  
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of  
Fort Wayne Zoning Map No. M-34

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION

AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID

(ORDINANCE) (~~RESOLUTION~~) No recommendation

YES

NO

*James S. Stier*  
*Donald J. Schmidt*  
*Charles B. Redd*  
JAMES S. STIER  
CHAIRMAN  
DONALD J. SCHMIDT  
VICE CHAIRMAN  
CHARLES B. REDD

DAVID C. LONG

*Mark E. Giaguinta*  
MARK E. GIAGUINTA

*Paul M. Burns*  
PAUL M. BURNS

*Samuel J. Talarico*  
SAMUEL J. TALARICO

*Thomas C. Henry*  
THOMAS C. HENRY

*Janet G. Bradbury*  
JANET G. BRADBURY

CONCURRED IN 12-27-88

SANDRA E. KENNEDY  
CITY CLERK

*hold for 12/27*

BILL NO. Z-88-10-08

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS  
REFERRED AN (ORDINANCE) (~~RESOLUTION~~) amending the City of  
Fort Wayne Zoning Map No. M-34

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HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (~~RESOLUTION~~) \_\_\_\_\_

YES

NO

_____	JANET G. BRADBURY	_____
_____	CHAIRPERSON	_____
_____	MARK E. GIAQUINTA	_____
_____	VICE CHAIRMAN	_____
_____	CHARLES B. REDD	_____
_____	DAVID C. LONG	_____
_____	PAUL M. BURNS	_____

CONCURRED IN \_\_\_\_\_

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

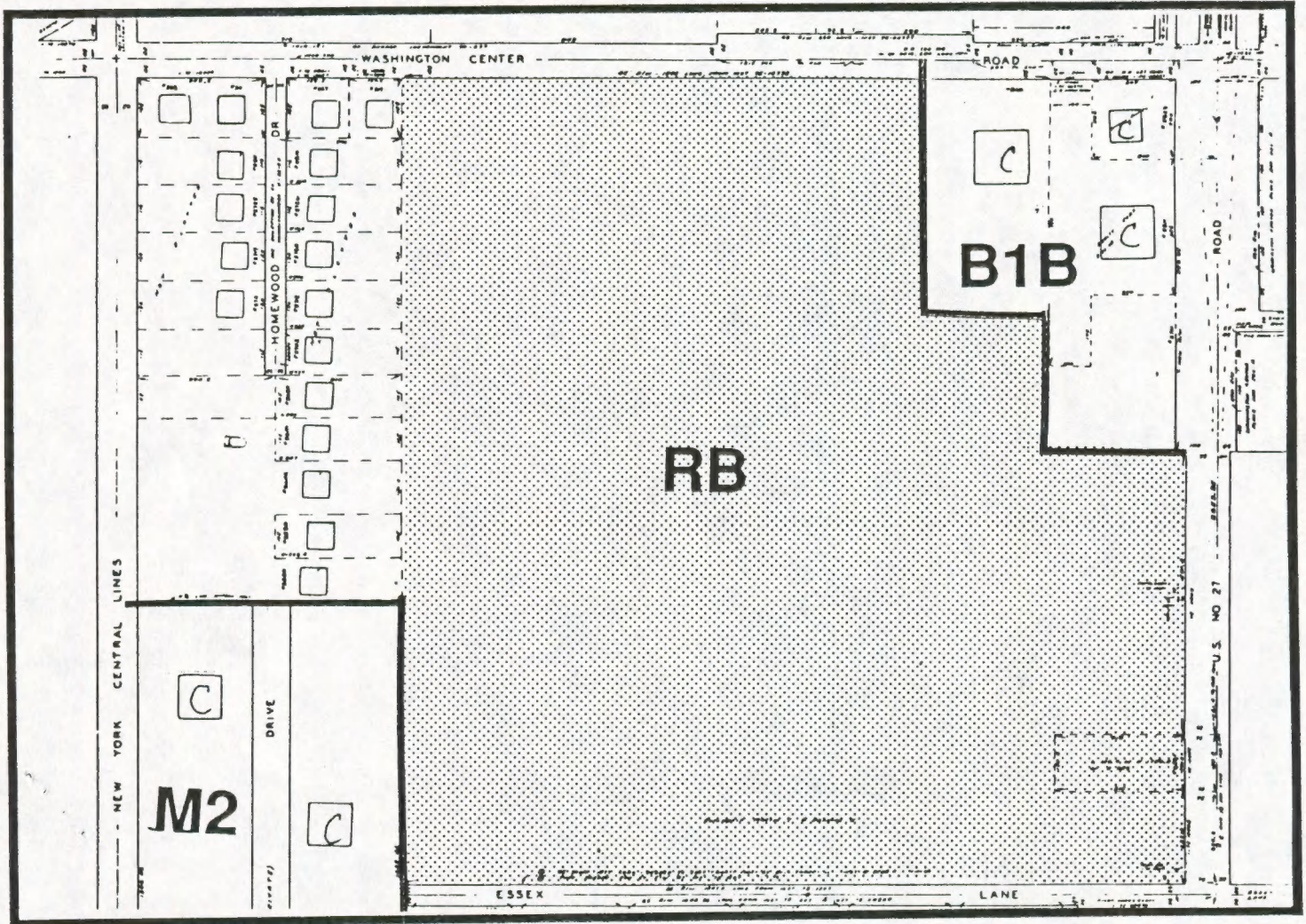


REZONING PETITION #369

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED FROM A RA DISTRICT TO A B2D DISTRICT.

MAP NO. M-34

COUNCILMANIC DISTRICT NO.3



ZONING:

M2 GENERAL INDUSTRY

B1B LIMITED BUSINESS "B"

RB RESIDENCE "B"

LAND USE:

☐ SINGLE FAMILY

☒ COMMERCIAL

SCALE: N.T.S.

DATE: 9-22-88

